| 121.0 | 0004 | 0019.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 1,384,600 / 1,384,600 |
| | | | | | USE VALUE: | 1,384,600 / 1,384,600 |
| | | | | | ASSESSED: | 1,384,600 / 1,384,600 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 8 | -10 | ADDISON ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | PLAYER BRIAN & JUDITH |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 8 ADDISON STREET |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry: |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains 9,595 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1910, having primarily Asbestos Exterior and 3617 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 104 | 9595.000 | 742,800 | 4,700 | 637,100 | 1,384,600 |
| Total Card | 0.220 | 742,800 | 4,700 | 637,100 | 1,384,600 |
| Total Parcel | 0.220 | 742,800 | 4,700 | 637,100 | 1,384,600 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 382.80 | /Parcel: 382.8

**Legal Description**

**User Acct** 78392

**GIS Ref**

**GIS Ref**

**Insp Date** 02/24/18

Entered Lot Size

Total Land:

Land Unit Type:

## PREVIOUS ASSESSMENT

Parcel ID 121.0-0004-0019.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 104 | FV | 743,300 | 4700 | 9,595. | 637,100 | 1,385,100 | 1,385,100 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 581,400 | 4700 | 9,595. | 672,500 | 1,258,600 | 1,258,600 | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 581,400 | 4700 | 9,595. | 495,500 | 1,081,600 | 1,081,600 | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 546,600 | 4700 | 9,595. | 474,300 | 1,025,600 | 1,025,600 | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 546,600 | 4700 | 9,595. | 438,900 | 990,200 | 990,200 | Year End | 1/4/2016 |
| 2015 | 104 | FV | 459,500 | 4700 | 9,595. | 368,100 | 832,300 | 832,300 | Year End Roll | 12/11/2014 |
| 2014 | 104 | FV | 459,500 | 4700 | 9,595. | 359,600 | 823,800 | 823,800 | Year End Roll | 12/16/2013 |
| 2013 | 104 | FV | 476,900 | 4700 | 9,595. | 342,600 | 824,200 | 824,200 | | 12/13/2012 |

!9400!

**PRINT**

| Date | Time |
|---|---|
| 12/10/20 | 23:52:50 |

**LAST REV**

| Date | Time |
|---|---|
| 03/27/18 | 11:54:26 |
| apro | |
| 9400 | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 78392 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| | 16989-373 | | 5/1/1986 | | 280,000 | No | No | | Y |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 8/11/1997 | 474 | Manual | 6,000 | C | | | | REROOF |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 2/24/2018 | Inspected | BS | Barbara S |
| 2/17/2018 | MEAS&NOTICE | KB | Kevin B |
| 11/20/2008 | Meas/Inspect | 345 | PATRIOT |
| 12/15/1999 | Inspected | 256 | PATRIOT |
| 11/17/1999 | Mailer Sent | | |
| 10/26/1999 | Measured | 266 | PATRIOT |
| 7/21/1992 | | JK | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 104 | Two Family | | 9595 | | Sq. Ft. | Site | | 0 | 90. | 0.74 | 10 | | | | | | | | | 637,067 | | | | | | 637,100 | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.22027 | Total SF/SM: | 9595 | Parcel LUC: | 104 | Two Family | Prime NB Desc: | ARLINGTON | Total: 637,067 | Spl Credit | Total: 637,100 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 12 - Multi-Conver | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 2 | Total: | 2 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 5 - Asbestos | | |
| Sec Wall: | | | % |
| Roof Struct: | 2 - Hip | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GRAY | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | B- - Good (-) | | |
| Year Blt: | 1910 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 2 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | 1 | Rating: | Average |
| 3/4 Bath: | 1 | Rating: | Average |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | 1 | Rating: | Average |
| Frpl: | 5 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 160.00 |
| Size Adj.: | 0.96399522 |
| Const Adj.: | 0.94981003 |
| Adj $ / SQ: | 146.498 |
| Other Features: | 154000 |
| Grade Factor: | 1.21 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 912545 |
| Depreciation: | 169733 |
| Depreciated Total: | 742811 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 13 | BRs: | 5 | Baths: | 1 | HB | |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 9 | 3 | |
| 1 | 4 | 2 | |
| | | | |
| | | | |
| | | | |
| Totals | | | |
| 2 | 13 | 5 | |

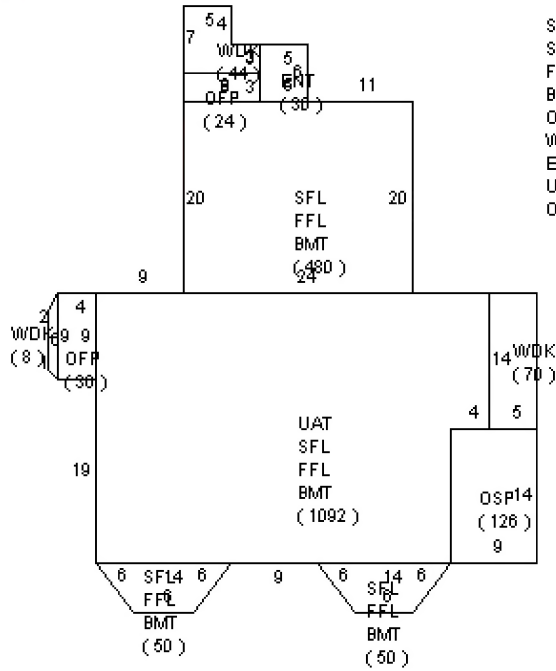
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 177.26 |
| Special Features: | 0 | Val/Su Net: | 132.01 |
| Final Total: | 742800 | Val/Su SzAd | 222.13 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 1,672 | 43.950 | 73,483 |
| FFL | First Floor | 1,672 | 146.500 | 244,945 |
| SFL | Second Floor | 1,672 | 146.500 | 244,945 |
| UAT | Upper Attic | 273 | 102.550 | 27,996 |
| OSP | Screen Porch | 126 | 30.920 | 3,896 |
| WDK | Deck | 122 | 13.480 | 1,645 |
| OFP | Open Porch | 60 | 41.790 | 2,507 |
| ENT | ENTRY | 30 | 25.070 | 752 |
| | Net Sketched Area: | 5,627 | Total: | 600,169 |
| Size Ad | 3344 | Gross Are | 6446 | FinArea 3617 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| UAT | 100 | FLA | 100 | A | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 121.0-0004-0019.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 18X20 | A | AV | 1950 | 21.94 | T | 40 | 104 | | | 4,700 | | | 4,700 |

| More: | N | Total Yard Items: | 4,700 | Total Special Featues: | | Total: | 4,700 |
|---|---|---|---|---|---|---|---|